

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL C-2-10 URBAN RENEWAL AREA
PROJECT NO. MASS. R-77--141-143 Fulton Street

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R- 77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Louis Lucas has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel C-2-10 in the Waterfront Urban Renewal Area: 141-143 Fulton Street.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Louis Lucas be and hereby is tentatively designated as redeveloper of Disposition Parcel C-2-10 in the Waterfront Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed construction and rental schedules.

That disposal of Parcel C-2-10 by negotiation is the appropriate method of making the land available for development.

That it is hereby found that Louis Lucas possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

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December 16, 1971

MEMORANDUM

TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WATERFRONT PROJECT, MASS. R-77
PARCEL C-2
TENTATIVE DESIGNATION OF AN INDIVIDUAL DEVELOPER
141-143 FULTON STREET

On July 29, 1971, the Board authorized the advertising of the availability of selective buildings within Parcel C-2 for rehabilitation purposes. Twelve buildings, 105-147 Fulton Street were offered for individual ownership with the resultant response being seventy (70) proposals from interested parties. Preliminary plans were prepared by the staff as a general guideline for submissions. However, upon designation, the individual home owners will be required to engage the services of an architect to prepare the final rehabilitation drawings and to supervise construction.

This proposal represents an opportunity for the creation of a substantial number of badly needed low-moderate income housing units without further expenditure of Authority funds for either land acquisition or site clearance. The disposition parcel consists of approximately 1,000 square feet of land with the building thereon which will be rehabilitated by the individual redeveloper.

It is recommended that the Authority tentatively designate Louis Lucas, 64 Long Wharf, Boston, as redeveloper of 141-143 Fulton Street.